

VERDERA
2026

VERDERA.COM.AU

Small Second Home Catalogue

MELBOURNE, VICTORIA



Dear Homeowner,

Thank you for your interest in Verdera – a new Melbourne-based concept focused on architecturally designed Small Second Homes.

Verdera has been created to offer a refined alternative to traditional “granny flats,” delivering fully self-contained, permanent homes that add flexibility and long-term value to existing properties. Whether for family, independent living, or rental use, Small Second Homes are designed to feel intentional, private, and genuinely liveable.

The business is led by a construction professional with over 15 years’ experience across residential, commercial, and premium developments in Australia and internationally, including five-star hotels and award winning, ultra-luxury apartment buildings in New York City, as well as high-profile commercial projects in Melbourne demanding precision, speed, and clear communication.

Verdera Small Second Homes combine architectural design with efficient layouts and partially prefabricated construction methods to improve build quality and reduce on-site disruption, while allowing for thoughtful customisation.

This catalogue forms part of an early market test as Verdera finalises its product range. The designs shown are indicative only and intended to communicate design intent, size options, and overall quality. At this stage, site-specific design and accurate construction pricing are not yet available.

As part of this process, we offer a free desktop property analysis to help determine whether a Small Second Home may be feasible on your property under current Victorian planning controls.

Kind regards,

Michael Ransom
Founder – Verdera



Our Process

Building a Small Second Home with Verdera begins with a feasibility-led approach. We guide you from early site assessment through design, approvals, and construction, with clear communication and a streamlined process throughout.

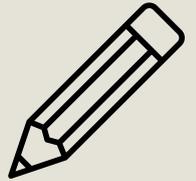
Free Property Analysis

Request a free desktop property analysis to explore preliminary feasibility under current Victorian planning controls and understand how a Small Second Home may suit your property.



Design

Choose from architecturally designed base homes, refined through controlled layout adjustments and curated finishes to ensure quality, efficiency, and buildability.



Permits & Approvals

Where a project proceeds beyond feasibility, we guide the planning and approval process, coordinating documentation and engaging with relevant consultants and authorities.



Construction

Construction is delivered through an organised, quality-led approach, combining efficient building methods with careful oversight to achieve a high standard of finish and durability.





The Studio

The Studio Small Second Home offers a compact, well-considered solution for independent living. Designed to maximise natural light and minimise energy use, the open layout is well suited to guest accommodation, short-term rental, or flexible family use while adding practical, long-term value to your property.

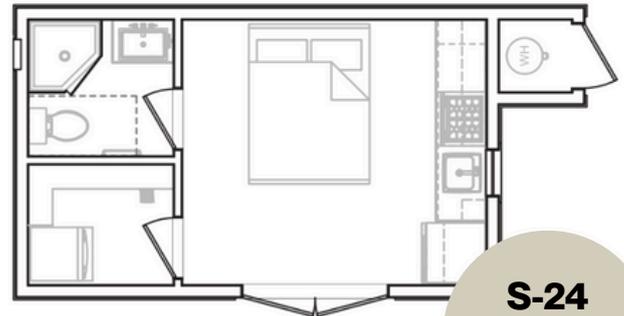


Sample Floor Plans - Studio



S-23

23 SQM
7.2m x 3.2m



S-24

24 SQM
7.3m x 3.3m



S-28

28 SQM
8.7m x 3.2m

Exterior

- Concrete-free steel footing system
- Prefabricated light-gauge steel floor, wall, and roof framing
- Vertical fibre-cement external cladding
- Colorbond steel roofing with matching gutters and downpipes
- Double-glazed aluminium windows and glazed entry door
- Flyscreens to all openable windows and doors
- Timber or composite entry landing with steps
- External entry lighting

Interior

- Energy-efficient insulation to walls, ceiling, and subfloor
- Painted plasterboard internal wall and ceiling linings
- Waterproof SPC or engineered timber-look flooring
- Solid-core internal doors with contemporary hardware
- Custom kitchen with soft-close cabinetry
- Synthetic stone benchtop with integrated splashback
- Built-in storage and wardrobe
- Fully fitted bathroom with quality fixtures and fittings
- LED downlights throughout
- Electrical outlets, data point and TV connection
- Hardwired smoke detection

Appliances

- Induction cooktop
- Built-in electric oven
- Integrated rangehood
- Undermount stainless steel kitchen sink
- Pull-out sink mixer
- Refrigerator/freezer
- Electric hot water system
- High-efficiency ducted heat-pump heating and cooling system
- Dishwasher
- Washer/Dryer



The One Bedroom

The One Bedroom Small Second Home offers a well-balanced blend of comfort and functionality. Designed for independent living, the layout provides a private bedroom and open living and kitchen area, making it well suited to family accommodation, guest use, or long-term rental.

An efficient, energy-conscious design supports comfortable year-round living while offering a practical way to add flexible space and long-term value to your property.

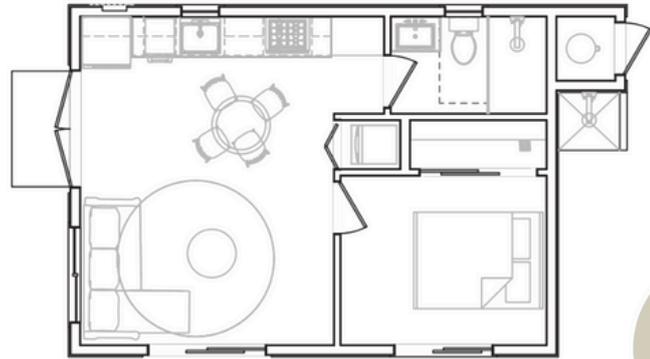


Sample Floor Plans - One Bedroom



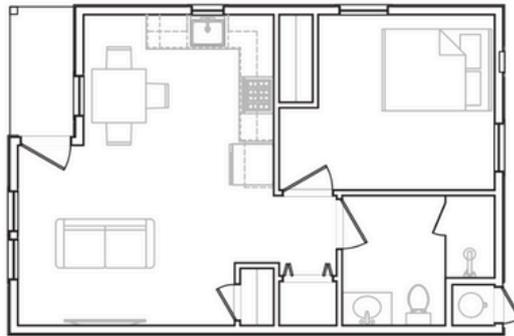
1br-41

41 SQM
7.3m x 5.62m



1br-42

42 SQM
8.7m x 4.8m



1br-56

56 SQM
9.1m x 6.1m

Exterior

- Concrete-free steel footing system
- Prefabricated light-gauge steel floor, wall, and roof framing
- Vertical fibre-cement external cladding
- Colorbond steel roofing with matching gutters and downpipes
- Double-glazed aluminium windows and glazed entry door
- Flyscreens to all openable windows and doors
- Timber or composite entry landing with steps
- External entry lighting

Interior

- Energy-efficient insulation to walls, ceiling, and subfloor
- Painted plasterboard internal wall and ceiling linings
- Waterproof SPC or engineered timber-look flooring
- Solid-core internal doors with contemporary hardware
- Custom kitchen cabinetry with soft-close hardware
- Synthetic stone benchtop and splashback
- Built-in wardrobe to bedroom
- Fully fitted bathroom with quality fixtures and fittings
- LED downlights throughout
- Electrical outlets, data point, and TV connection
- Hardwired smoke detection

Appliances

- Induction cooktop
- Built-in electric oven
- Integrated dishwasher
- Integrated rangehood
- Undermount stainless steel kitchen sink
- Pull-out sink mixer
- Energy-efficient refrigerator/freezer
- Electric hot water system
- Provision for washer and dryer
- High-efficiency ducted heat-pump heating and cooling system

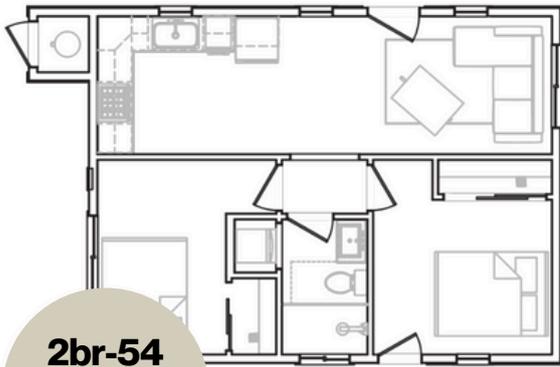


The Two Bedroom

The Two Bedroom Small Second Home provides generous, independent living with clear separation between private and shared spaces. Well suited to family accommodation or long-term rental, the layout offers flexibility, comfort, and an efficient, energy-conscious design that supports everyday living and long-term value.

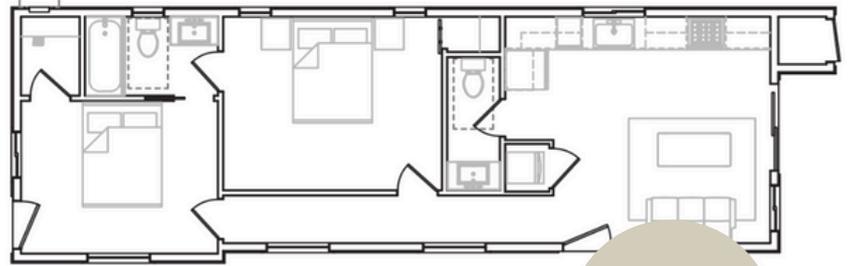


Sample Floor Plans - Two Bedroom



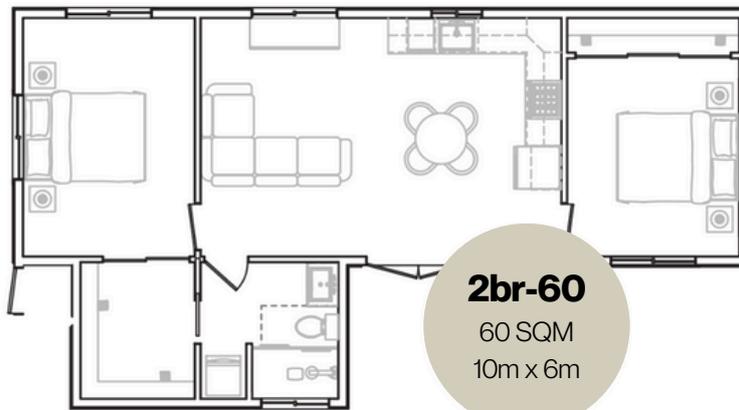
2br-54

54 SQM
8.4m x 6.4m



2br-60

60 SQM
12m x 5m



2br-60

60 SQM
10m x 6m

Exterior

- Concrete-free steel footing system
- Prefabricated light-gauge steel floor, wall, and roof framing
- Vertical fibre-cement external cladding
- Colorbond steel roofing with matching gutters and downpipes
- Double-glazed aluminium windows and glazed entry door
- Flyscreens to all openable windows and doors
- Timber or composite entry landing with steps
- External entry lighting

Interior

- Energy-efficient insulation to walls, ceiling, and subfloor
- Painted plasterboard internal wall and ceiling linings
- Waterproof SPC or engineered timber-look flooring
- Solid-core internal doors with contemporary hardware
- Custom kitchen cabinetry with soft-close hardware
- Synthetic stone benchtop and splashback
- Built-in wardrobes to bedrooms
- Fully fitted bathroom with quality fixtures and fittings
- LED downlights throughout
- Electrical outlets, data points, and TV connection
- Hardwired smoke detection

Appliances

- Induction cooktop
- Built-in electric oven
- Integrated dishwasher
- Integrated rangehood
- Undermount stainless steel kitchen sink
- Pull-out sink mixer
- Refrigerator/freezer
- Electric hot water system
- Washer and dryer
- High-efficiency ducted heat-pump heating and cooling system

A Thoughtful Next Step

Verdera Small Second Homes are designed to offer a smarter, more considered way to add space, flexibility, and long-term value to your property.

If you're exploring whether a Small Second Home could work on your site, our free desktop property analysis is the best place to start. It's a simple, no-obligation way to understand feasibility under current Victorian planning controls and consider the options available to you.

To book a free desktop property analysis, call Michael on 0416 393 550

